GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department – HMDA - Extension of GHMC limits to Core Urban Region (CURE) - Amendment to earlier delegation orders - Delegation of building permission powers - Revenue sharing between GHMC and HMDA – Orders - Issued.

METROPOLITAN AREA AND URBAN DEVELOPMENT (Plg.III) DEPARTMENT

G.O.Ms.No.45 **Dated:05.02.2026.**

Read the following:

1. G.O. Ms.No.457, MA & UD Dept., dt.25.06.2007.
2. G.O. Ms.No.633, MA & UD Dept., dt.23.08.2007.
3. Lr.No.15048/HMDA/2008, dt. 17.01.2009.
4. G.O. Ms.No. 168, MA & UD Dept., dt.07.04.2012.
5. G.O. Ms.No.223, MA & UD Dept., dt.30.08.2016.
6. HMDA Lr.No. 1803/Policy/Plg/HMDA/2020, dt.19.03.2020.
7. G.O. Ms.No.264, MA & UD Dept., dt.03.12.2025.
8. HMDA Lr.No.000011/Plg/HMDA/2025, dt.13.01.2026.

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ORDER:

Whereas, vide 1st and 2nd read above Government have delegated certain development control powers vested with the then Hyderabad Urban Development Authority (HUDA) to the Greater Hyderabad Municipal Corporation (GHMC) and other local bodies within its jurisdiction, subject to specified conditions, while retaining overall metropolitan planning control with the Authority.

2. Subsequent to the constitution of the Hyderabad Metropolitan Development Authority (HMDA), certain powers of HMDA in respect of approval of buildings and layout approvals were delegated to GHMC vide reference 3rd cited, subject to certain conditions.

3. Government vide 7th read above have extended the territorial limits of the Greater Hyderabad Municipal Corporation, whereby its jurisdiction has expanded to cover the Core Urban Region (CURE), subsuming the erstwhile 27 ULBs within this region.

4. The above expansion of the GHMC with inclusion of several ULBS having varying fee for similar kind of development permissions, and procedural differences necessitate refinement in order to ensure uniformity across the newly expanded GHMC, which necessitate a revisit of delegated powers. In the reference 8th read above, the HMDA has submitted necessary proposals.

5. Government, after careful examination of the matter and in partial modification of the orders issued in the references cited, hereby order as follows:

(i) In the entire CURE area,
   (a) the powers to accord building permissions for all categories of buildings upto Ten (10) floors are hereby delegated to Urban Local Body i.e. GHMC.

   (b) All layout approvals shall be accorded by HMDA.

(ii) All applications of building/layout approvals that are in process as on date of issuance of these orders shall be disposed by the Authority to which such application were originally submitted.

(iii) The Building Rules issued vide G.O. 4th read above and amendments issued thereto from time to time as applicable for GHMC area, shall be applicable to the entire CURE area.

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(iv) The existing fee structure followed by GHMC shall be applicable to the entire CURE area.

(v) The current Revenue - sharing between ULBs and HMDA shall be applicable to GHMC and HMDA in respect of the permissions granted by the HMDA within CURE area hereafter, i.e. above 10 floors.

6. The Director of Town and Country Planning (DT&CP) shall take necessary action to operationalize the above orders in the BuildNow portal.

7. Except to the extent modified herein, all earlier orders issued on delegation of development control powers shall remain unchanged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To,
The Commissioner, Greater Hyderabad Municipal Corporation,
Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Director of Town & Country Planning, Hyderabad.

Copy to:

The Secretary to Hon'ble Chief Minister.
The P.S. to Special Chief Secretary to Government, MA&UD Department.
The P.S. to Secretary to Government, MA Department.
The P.S. to Secretary, Law Department.
SF/SC

//FORWARDED ::BY:: ORDER//

SECTION OFFICER